



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION MEETING

October 15, 2012
1209-DP-10 / 1209-SIT-06
Exhibit 1

Petition Number: 1209-DP-10 & 1209-SIT-06

Subject Site Address: 720 Liberty Drive

Petitioner: CrossRoad Engineers, P.C.

Representative: Greg Ilko

Request: CrossRoad Engineers, P.C. requests Development Plan Review and Site Plan Review for an addition to the existing structure and additional parking on approximately 4.1 acres in the SF-3 (cluster) District.

Current Zoning: SF-3 (cluster)

Current Land Use: Vacant

Approximate Acreage: 4.1 acres

Zoning History: 99-AP-2 (Approved Development Plan)

Exhibit:

1. Staff Report
2. Aerial Location
3. Elevation Plans
4. Petitioner's Plans

Staff Reviewer: Andrew P. Murray

Procedural

- Requests for Development Plan Review are required to be considered at a public hearing. The public hearing for this petition was conducted at the October 1, 2012 Advisory Plan Commission (the "APC") meeting.
- Notice of the October 1, 2012 public hearing was provided in accordance with the APC Rules and Procedures.
- Approval of a Development Plan and Site Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance, any variances associated with the site and any commitments associated with the site.



- The Advisory Plan Commission may approve, conditionally approve, continue or deny the requested approval. Any conditions must be determined through agreement of the APC and the petitioner. Any continuance should also be determined through agreement of the APC and the petitioner.

Project Overview

Project Location

The subject property is approximately 4.1 acres located in the Centennial subdivision (the "Property"). The Property is currently zoned Single-Family 3 (Cluster) District (SF-3 Cluster).

Project Description

The proposal includes a 12,000 square-foot building expansion to the west side of the existing structure. The relocated entrance to the building shall be built on the south side of the existing structure, along with a new overhead canopy and drop off area. An additional 25 parking spaces are proposed to be built. The existing lot and drive aisles are to be reconfigured by ways of curb removal and striping.

Development Plan Review (WC 16.04.165, C)

1. Zoning District Standards

F. General Business District (WC 16.04.050)

1. Permitted Uses (Churches) - Compliant
2. Special Exceptions – Not Applicable to this Petition
3. Permitted Home Occupations – Not Applicable to this Petition
4. Minimum Lot Area – None
5. Minimum Lot Frontage on Road – None
6. Minimum Setback Lines
 - Front Yard (20') – Compliant
 - Side Yard (20') – Compliant
 - Rear Yard (30') – Compliant
7. Maximum Building Height (50') – 21.75' Proposed - Compliant



8. Minimum Ground Level Square Footage – None
9. Parking (WC 16.04.12) – Compliant
10. Loading and Unloading Berths not visible from roadway – N/A

2. Overlay District Standards

- S.R. 32 Overlay (WC 16.04.065) - Not Applicable to this Petition
- US 31 Overlay (WC 16.04.070) – Not Applicable to this Petition

3. Subdivision Control Ordinance

The Subdivision Control Ordinance is not applicable to this petition.

4. Development Plan Review (WC 16.04.165)

D1a. Site Access and Site Circulation

1. Access Locations
Access to the site was reviewed by the Westfield Public Works Department. - Compliant
2. Safe and Efficient movement to and from site
Access to the site was review by the Westfield Public Works Department. Perimeter pedestrian pathway is installed per previous development plan approval. - Compliant
3. Safe and Efficient movement in and around site
Internal sidewalks and adequate aisle space provide for safe and efficient movement in and around the site. - Compliant

D1b. Landscaping (WC 16.06.010) – Staff is working with petitioner to meet compliance

WC 16.06.050 On-site Requirements – Compliant

- 9 shades required – 20 proposed (9 new, 11 existing)
- 13 ornamental or evergreen required – 13 proposed (10 new, 3 remaining)
- 41 shrubs – 41 proposed (41 new)

WC 16.06.050 Road Frontage Standards – None required

WC 16.06.060 Buffer Yard Requirements – None required



WC 16.06.070 Parking Area and Parking Island Landscaping – Compliant

- 3 islands – 1 tree/4 shrubs – Compliant
- Perimeter Lot – 180’ linear feet
 - 1 tree per 30’ linear feet and 1 shrub per 3’ linear feet
 - 6 trees and 60 shrubs required - Compliant

D1c. Lighting – Additional lighting is not proposed.

D1d. Signs

Sign review and approval has been delegated to staff and will be reviewed administratively under a separate application and review process.

D1e. Building Orientation - Compliant

D1f. Building Materials – Compliant

All exterior materials for the proposed addition will match the existing building’s exterior materials. These materials include:

- Red face brick wainscot and stone sill.
- Wood siding and trim to match lap size, trim size, soffit, fascia, color and texture.
- Windows to match existing windows.
- Pre-finished metal gutters and downspouts to match the existing building’s size and color.
- Composition shingle roof to match existing building’s roof.
- Trash enclosure shall be constructed of face brick walls to match the building with stone wall caps

5. Comprehensive Plan Compliance

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan identifies the property as “Existing Suburban Residential”. The proposed project for additions to an existing church generally complies with the intent of “Existing Suburban Residential” policies.

6. Street and Highway Access

No new access points proposed to site.

7. Street and Highway Capacity

The project has been reviewed by the Westfield Public Works Department.



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8. Utility Capacity

Utility capacity to serve the Property is sufficient

9. Traffic Circulation Compatibility

The site circulation pattern of the Property has been reviewed and approved by the Westfield Fire Department and the Westfield Public Works Department.

Staff Comments

Staff recommends approving the petition with the condition that all necessary approvals and permits be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office.

If any APC member has questions prior to the meeting, then please contact Andrew Murray at 379-9080 or amurray@westfield.in.gov.